

112.0

Map

0003

Block

0013.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,097,000 /

USE VALUE: 1,097,000 /

ASSESSED: 1,097,000 /

Total Card /

Total Parcel

1,097,000

1,097,000

1,097,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		THESDA ST, ARLINGTON

OWNERSHIP

Owner 1:	LOPES MARIA TERESA F &			
Owner 2:	LOTUFO DENISE			
Owner 3:				
Street 1:	18 THESDA ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	LOPES MARIA TERESA F -		
Owner 2:	-		
Street 1:	18 THESDA STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .224 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Wood Shingle Exterior and 2941 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9763		Sq. Ft.	Site		0	70.	0.73	6									499,026						499,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9763.000	598,000		499,000	1,097,000
Total Card	0.224	598,000		499,000	1,097,000
Total Parcel	0.224	598,000		499,000	1,097,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	373.03	/Parcel:	373.03

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	598,000	0	9,763.	499,000	1,097,000		Year end	12/23/2021
2021	101	FV	580,500	0	9,763.	499,000	1,079,500		Year End Roll	12/10/2020
2020	101	FV	580,500	0	9,763.	499,000	1,079,500	1,079,500	Year End Roll	12/18/2019
2019	101	FV	463,800	0	9,763.	491,900	955,700	955,700	Year End Roll	1/3/2019
2018	101	FV	466,700	0	9,763.	377,800	844,500	844,500	Year End Roll	12/20/2017
2017	101	FV	466,700	0	9,763.	356,400	823,100	823,100	Year End Roll	1/3/2017
2016	101	FV	466,700	0	9,763.	327,900	794,600	794,600	Year End	1/4/2016
2015	101	FV	464,700	0	9,763.	306,500	771,200	771,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOPES MARIA TER	63283-138		2/18/2014	Convenience	99	No	No		
LOPES MARIA TER	63283-136		2/18/2014	Convenience	99	No	No		
J & D LLC	39143-168		5/12/2003		629,000	No	No		
LIMERICK DONNA	36965-207		11/7/2002	Family	1	No	No		
GRAZIANO IRENE	32953-297		5/18/2001	Family	1	No	No		
	6977-39		1/1/1901			No	No	N	

TAX DISTRICT

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LOPES MARIA TER	63283-136		2/18/2014	Convenience	99	No	No		
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	6977-39		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2015	751	Solar Pa	20,578		6/16/2015			Install 21 solar p
10/31/2011	1389	Addition	80,000	C				20X32 FAD W/ 3/4 B
9/5/2002	768	New Bui	150,000	C		G4	GR FY04	NEW SINGLE FAMILY
7/15/2002	550	Demoliti	5,000	C		G4	GR FY04	DEMO EXISTING HOUS

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
6/30/2015		PC	PHIL C
3/29/2012	Inspected	BR	B Rossignol
12/8/2008	Meas/Inspect	336	PATRIOT
9/13/2003	MLS	MM	Mary M
5/25/2003	Meas/Inspect	BR	B Rossignol
10/25/2000	Hearing Chag	201	PATRIOT
9/3/1993		TH	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

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